

SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2021-0040 – 1501 Crozier Lane Zoning

DISTRICT: 2

ADDRESS: 1501 Crozier Lane

PROPERTY OWNER: Old Man City, LLC (Lauren Carson)

AGENT: Kimley-Horn and Associates, Inc. (Amanda Brown)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

REQUEST: **Approve Second and Third Readings**
 From interim – rural residence (I-RR)
 To general commercial services – conditional overlay (CS-CO)

CITY COUNCIL ACTION:

November 18, 2021:

October 21, 2021: *APPROVED CS-CO DISTRICT ZONING AS THE ZONING AND PLATTING COMMISSION RECOMMENDED, ON FIRST READING. VOTE: 10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS*

ORDINANCE NUMBER:

ISSUES:

The ordinance reflects Council action taken on First Reading. A private Restrictive Covenant is for the placement of a new fire hydrant in proximity to the Capitol Manor Mobile Home Park, and is attached. The Appliant reports that clean up of the adjacent riparian area is underway.

COVENANT

OWNER: Old Man City, LLC, a Texas limited liability company

PROPERTY ADDRESS: 1501 Crozier Ln, Austin, Texas 78617

PROPERTY: See Exhibit "A" attached hereto and made a part hereof
("Property")

WHEREAS, Owner has applied to the City of Austin for a change of the Zoning of the Property.

WHEREAS residents of the Capital Manor Mobile Home Park, (a property adjacent to the Property on the Southwest side) have requested that a fire hydrant be installed as part of the development of the Property.

WHEREAS Owner is agreeable to creating a covenant that will require the Owner to install a public fire hydrant during the future development of the Property and recording this covenant in the public record.

NOW, THEREFORE, it is hereby declared that the Property shall be held, sold, conveyed, and occupied subject to the covenants contained herein, which shall run with the land and be binding on all parties having any right, title, or interest in or to the Property or any part thereof, including their heirs, successors, and assigns, until such time as the Covenant is satisfied. Each contract or deed which may hereafter be executed with regard to the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the following covenants contained herein, regardless of whether or not the same are set forth or referred to in said contract or deed.

1. INSTALLATION: As part of the future development of the Property that requires a site plan approval by the City of Austin, Owner shall request permission to install a public Fire Hydrant (the "**Hydrant Installation**") within the public right of way area indicated on Exhibit "B," (the "**Fire Hydrant Installation Area**"). The Hydrant Installation shall be subject to the following conditions.

- a) The City of Austin shall make the final determination if a Fire Hydrant is capable of being installed in the Fire Hydrant Installation Area and to approve the Hydrant Installation as part of the site plan approval.
- b) Owner shall not be required to complete the Hydrant Installation if, during the site plan application process, the City of Austin, or any other party or agency having jurisdiction over the Hydrant Installation denies the request or otherwise fails to approve the

Hydrant Installation in the Fire Hydrant Area.

- c) Owner shall not be required to complete the Hydrant Installation until (i) Owner has applied for and received approval of a site plan to develop improvements on the property, (ii) the Owner has applied for and received approval of a building permit to construct building improvements on the Property and (iii) a final Certificate of Occupancy for the building improvements has been issued.

2. SATISFACTION OF THE COVENENT: This covenant shall be deemed satisfied and of no further effect, upon the first to occur of the following events:

- a) A public fire hydrant is installed in the Fire Hydrant Area, whether by Owner or any other party,

OR

- b) A Hydrant Installation request is denied during a site plan application process, and the final site plan is approved. (The Owner shall be under no obligation to make subsequent requests as part of any subsequent site plan applications)

3. RELEASE OF THE COVENTANT: Upon the satisfaction of the Covenant, as described in item 2 above, Owner may execute and record an “*Affidavit of Satisfaction*” in the Official Public Records of Travis County, Texas stating that the Covenant has been satisfied, and such Affidavit shall be presumed as conclusive proof of such statement and thereafter this covenant shall have no further effect and the obligations contained herein shall be released

4. MISCELLANEOUS:

- a) It is acknowledged that Owner cannot freely install a Public Fire Hydrant without first obtaining the approval of the City of Austin, and/or any other public municipality, department or agency having jurisdiction over the Hydrant Installation, and that Owner has no direct control over such approval.
- b) Owner shall not be required to install any additional length of public water line in conjunction with the Hydrant Installation beyond that which will be required to provide water service to the Property.
- c) This Restrictive Covenant and all rights and obligations hereunder will be governed by the laws of the State of Texas. This Restrictive Covenant is performable in Travis County, Texas.

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[Signature & Acknowledgement Pages Follow.]

OWNER:

Old Man City, LLC,

A Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

 This instrument was acknowledged before me on the ____ day of _____, 2021,
by _____, _____ of Old Man City, LLC, a Texas
limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

Exhibit "A"

**CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS**

6448 HIGHWAY 290 EAST SUITE B-105

AUSTIN, TX 78723

512-244-3395 - PHONE

512-244-9508 – FAX

FIELD NOTES

FIELD NOTES FOR 32.9341 ACRES OUT OF THE SANTIAGO DEL VALLE LEAGUE, ABSTRACT NO 24, TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO CUMBERLAND & WESTERN RESOURCES LLC BY DEED RECORDED IN DOCUMENT NO. 2015151528, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 32.9341 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found at the West terminus of the North R.O.W. of Thornberry Road being on the Southeast line of a 12.374 acre tract conveyed to Capitol Manor Mobile Home Park in Doc. No. 201504865 Official Records of Travis County Texas also being the Southwest corner of said Tract 3 for the POINT OF BEGINNING.

THENCE with the common line of said 12.374 acre tract and this tract the following three (3) courses:

- 1) N41°21'10"E a distance of 343.21 feet to a 1/2" iron pin found being the East corner of said 12.374 acre tract;
- 2) N47°37'55"W, a distance of 1,081.80 feet to a 1/2" iron pin found for the North corner of said 12.374 acre tract;
- 3) S41°37'44"W, a distance of 464.18 feet to a 1/2" iron pin found for the West corner of said 12.374 acre tract .
- 4) S63°27'42"E, a distance of 29.72 feet to a 1/2" iron pin found being the northwest corner of Carson Creek Section 3, a subdivision recorded in Plat Book 82 Page 287 of the Travis County, Texas Plat Records

THENCE S41°58'01"W with the common line of this tract and said Carson Creek Section 3 a distance of 19.87 feet to a 1/2" iron pin found, being the Northeast corner of Lot 12, Block A, Carson Creek Section 4, a subdivision recorded in Plat Book 84, Page 100D of the Travis County, Texas Plat Records

THENCE N76°35'49"W with the common line of said Lot 12 and this tract a distance of 270.00 feet to a 1/2" iron pin set, being the South corner of a 10.645 acre tract conveyed to Fred Denson Jr. et ux in Vol. 11224 Pg. 779, Real Property Records of Travis County, Texas for the Southwest corner of this tract

THENCE N46°47'47"E passing the East corner of said 10.645 acre tract also being the South corner of a 8.131 acre tract conveyed to Fred Denson Jr. in Vol. 6101 Pg. 2087 of the Travis County, Texas Deed Records, in all a distance of 466.79 feet to an iron pipe found;

THENCE N42°40'33"E, a distance of 364.88 feet to a 1/2" iron pin found for an angle point in said 8.131 acre tract.

THENCE N62°41'39"E passing the common corner of said 8.131 acre tract and Lot 1 Cleos Corner, a subdivision recorded in Plat book 76 Pg. 212 of the Travis County, Texas Plat Records, in all a

distance of 760.68 feet to a 1/2" iron pin found being on the Southwest Line of a 56.88 acre tract conveyed to Fannie Simmacher in Doc No. 2015155464 Official Public Records of Travis County, Texas for the North corner of this tract;

THENCE with the common line of this tract and said 56.88 acre tract the following five (5) courses:

- 1) S04°43'34"E, a distance of 280.09 feet to an iron pipe found;
- 2) S48°42'36"E, a distance of 779.02 feet to a 1/2" iron pin found;
- 3) S48°41'54"E, a distance of 10.41 feet to a 1/2" iron pin set being the South corner of said 56.88 acre tract.
- 4) N43°06'08"E, a distance of 568.29 feet to a 1/2" iron pin set;
- 5) N41°59'00"E, a distance of 22.03 feet to a 1/2" iron pin set, being the West corner of a 2.110 acre tract conveyed to Carson Creek Ranch Parking LLC in Doc. No. 2016021797 Official Public Records of Travis County Texas

THENCE with the common line of this tract and said 2.110 acre tract the following six (6) courses:

- 1) S48°02'49"E, a distance of 70.44 feet to a 1/2" iron pin set;
- 2) S48°02'49"E a distance of 113.70 feet to a 1/2" iron pin found;
- 3) S47°54'39"E, a distance of 89.96 feet to a 1/2" iron pin found at the most southerly corner of said 2.110 acre tract;
- 4) N41°59'32"E, a distance of 247.00 feet to a 1/2" iron pin set;
- 5) N14°57'38"W, a distance of 107.24 feet to a 1/2" iron pin found;
- 6) N14°57'38"W with said Tract 1 and said 2.110 acre tract, a distance of 218.71 feet to a 1/2" iron pin found on the Southeast line of said 56.88 acre tract

THENCE with the common line of said 56.88 acre tract and this tract the following two (2) courses:

- 1) N42°34'07"E, a distance of 248.28 feet to a 1/2" iron pin found.
- 2) N42°36'48"E, a distance of 84.90 feet to a nail found on the low bank of the Colorado River for the North corner of this tract;

THENCE with the low bank of the Colorado River the following six (6) courses:

- 1) S21°40'54"W, a distance of 158.87 feet to a calculated point;
- 2) S17°40'49"W, a distance of 120.81 feet to a calculated point;
- 3) S09°56'07"W, a distance of 100.01 feet to a calculated point;
- 4) S01°18'46"W, a distance of 70.97 feet to a calculated point;
- 5) S05°15'34"E, a distance of 190.52 feet to a calculated point;
- 6) S15°53'29"E, a distance of 338.75 feet to a calculated point for the Southeast corner of this tract;

THENCE S59°42'55"W, a distance of 96.56 feet to a 1/2" iron rod set being the Northeast corner of a 30.89 acre tract conveyed to Jetex Family Limited Partnership in Doc. No. 2009010634 Official Records of Travis County, Texas.

THENCE with the common line of said 30.89 acre tract and said Tract 1 the following five (5) courses:

- 1) N88°57'00"W, a distance of 265.50 feet to a 1/2" iron pin found.
- 2) N31°56'57"W, a distance of 100.84 feet to a 1/2" iron pin found.
- 3) S44°45'55"W, a distance of 409.27 feet to a 1/2" iron pin found.

- 4) S43°02'24"W, a distance of 59.64 feet to a 1/2" iron pin found.
- 5) N46°57'51"W, a distance of 230.00 feet to a 1/2" iron pin set;
- 6) N46°57'51"W a distance of 9.81 feet to a 1/2" iron pin found.
- 7) S42°28'41"W, a distance of 323.87 feet to a 1/2" iron pin found.
- 8) S41°24'04"W, a distance of 725.99 feet to a 1/2" iron pin found being the Northwest corner of said 30.89 acre tract also being the East terminus of the South R.O.W. of Thornberry Road.

THENCE with the East terminus of Thornberry Road the following two courses:

- 1) N41°02'51"W, a distance of 59.72 feet to a 1/2" iron pin found.
- 2) N49°31'28"W, a distance of 18.85 feet to the POINT OF BEGINNING and containing 32.9341 acres, more or less.

**BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS
CENTRAL ZONE (4203)**

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal July 28, 2020.

Herman Crichton, R.P.L.S. 4046
Job No. 20_157

SURVEY OF 32.9341 ACRES OUT OF THE SANTIAGO DEL VALLE LEAGUE, ABSTRACT NO 24, TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO CUMBERLAND & WESTERN RESOURCES LLC BY DEED RECORDED IN DOCUMENT NO. 2015151528, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

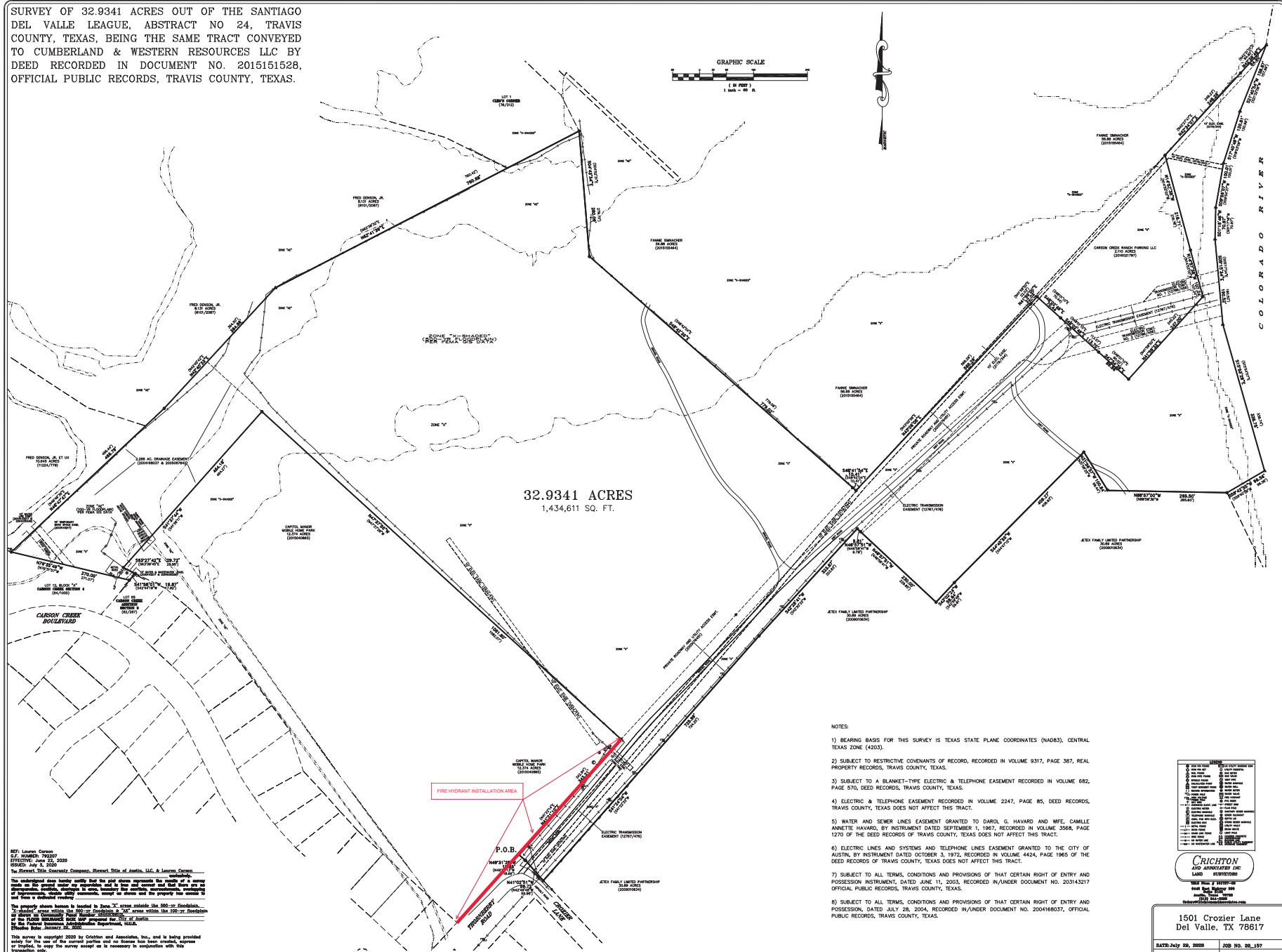


Exhibit "B"

[illegible]

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS
1000 West J Street-06
6025 East Highway 300
Suite 100
Austin, Texas 78703

1501 Crozier Lane
Del Valle, TX 78611

DATE: July 29, 2020	JOB NO. 20_15
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ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0040 – 1501 Crozier Lane Zoning

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: CS-CO

ADDRESS: 1501 Crozier Lane

SITE AREA: 32.93 acres

PROPERTY OWNER: Old Man City, LLC (Lauren Carson)

AGENT: Kimley-Horn and Associates, Inc. (Amanda Brown)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION (*Amended*):

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), bail bond services, bed and breakfast (group 1), bed and breakfast (group 2), building maintenance services, campground, commercial blood plasma center, construction sales and services, convenience storage, day care services (commercial), day care services (commercial), day care services (general), day care services (limited), drop-off recycling collection facility, electronic prototype assembly, electronic testing, equipment repair services, equipment sales, exterminating services, indoor crop production, kennels, laundry services, maintenance and service facilities, monument retail sales, outdoor entertainment, outdoor sports and recreation, plant nursery, private primary educational facility, private secondary educational facility, public primary educational facility, public secondary educational facility, service station, short term rental, transportation terminal, urban farm, vehicle storage, and veterinary services; 2) establishes custom manufacturing as a conditional use; and 3) establishes that Chapter 25-2, Article 10 (*Compatibility Standards*) applies along the south property line adjacent to a mobile home residence use. *For a summary of the basis of Staff's recommendation, please see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 7, 2021: **APPROVED CS-CO DISTRICT ZONING AS THE STAFF RECOMMENDED, BY CONSENT**

[H. SMITH; T. BRAY – 2ND] (10-0) N. BARRERA-RAMIREZ – NOT PRESENT FOR PASSAGE OF THE CONSENT AGENDA

August 17, 2021: **APPROVED A POSTPONEMENT TO SEPTEMBER 7, 2021**

[B. GREENBERG; J. KIOLBASSA – 2ND] (10-0) R. WOODY – ABSENT

CITY COUNCIL ACTION:
November 18, 2021:

October 21, 2021: *APPROVED CS-CO DISTRICT ZONING AS THE ZONING AND PLATTING COMMISSION RECOMMENDED, ON FIRST READING. VOTE: 10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS*

ORDINANCE NUMBER:

ISSUES:

The ordinance reflects Council action taken on First Reading. A private Restrictive Covenant is for the placement of a new fire hydrant in proximity to the Capitol Manor Mobile Home Park, and is attached. The Applicant reports that clean up of the adjacent riparian area is underway.

On August 20, 2021 and September 1, 2021, the Applicant amended the zoning request to add uses to the prohibited use list (see attached correspondence). The Staff does not object to these uses and has incorporated them into the Staff recommendation.

In late-March 2021 and on Saturday, August 21, 2021, the Applicant met to discuss the zoning case with residents of the Capitol Manor Mobile Home Park.

CASE MANAGER COMMENTS:

The Applicant proposes to zone the property to the general commercial services – conditional overlay (CS-CO) district so that it may be developed with a limited warehousing and distribution use, and is intended for the storage of wine collections. The Applicant's Conditional Overlay would limit land uses to limited warehousing and distribution (first allowed in the CS zoning district) and permitted uses in the community commercial (GR) district, prohibit certain uses including auto-related uses, bail bond services, drop-off recycling collection facility and exterminating services, and require the application of the City's compatibility standards adjacent to the manufactured home park.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

Staff recommends CS-CO zoning as requested based on the following conditions of the Property: 1) limited warehousing and distribution is a low intensive, low traffic generating land use; 2) the Conditional Overlay prohibits the more intensive land uses in the CS and GR zoning districts due to the site's limited access on Crozier Lane, and applies compatibility standards to the existing mobile home park to the south; and 3) its unique location that includes a segment of Carson Creek and frontage on the Colorado River.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	I-RR	Manufactured home park; Commercial off-street parking facility
<i>East</i>	Not Applicable; I-RR; LI-CO	Colorado River; Undeveloped; Brewery
<i>West</i>	County	Carson Creek; Low density residential

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Deferred to the site plan application when land uses and intensities will be finalized

WATERSHEDS: Carson Creek; Colorado River – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

The subject property is within the Del Valle Independent School District.

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council	774 – Del Valle Independent School District
1195 – Imperial Neighborhood Association	1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition	1363 – SEL Texas
1530 – Friends of Austin Neighborhoods	1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0019 – Capitol Manor Mobile Home Park (City-Initiated) –	I-RR to MH	Withdrawn due to Property's location within Airport Overlay Zone – 3	Not applicable

1308 Thornberry Rd			
C14-2008-0227 – Live Oak Brewing Co. – 1615 Crozier Ln	I-RR to LI	To Grant LI-CO w/CO for 2,000 vehicle trips / day, w/conditions of r-o-w dedication on Crozier Ln	Apvd LI-CO w/a Street Deed for r-o-w dedication as ZAP recommended (2-12-2009).
C14-02-0054 – Rezone Former Del Valle School Property – North of Crozier Ln, Cardinal Lp and Shapard Ln	UNZ to AV	To Grant	Apvd (8-1-2002).
C14-99-2094 – Airport Fast Park – 2031 E SH 71	I-RR to CS-CO	To Grant CS-CO w/CO prohibiting adult-oriented businesses, pawn shops, vehicle storage, limits vehicle trips to 2,000 per day, prohibits access to Thornberry Rd and Crozier Ln	Apvd CS-CO as ZAP recommended (5-11-2000).

RELATED CASES:

The subject property was annexed into the Full Purpose City limits on September 6, 2001 (C7A-01-002).

The property is unplatted and there are no site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Crozier Lane	41 feet	25 – 30 feet	Level 1 (Local)	No	None	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject property is a flag lot and accessible at 'L' the intersection of Thornberry Road and Crozier Lane, on a parcel that is approximately 32.93 acres in size and undeveloped. The property is located within the boundaries of the Airport Overlay, which prohibits residential uses. The site is not located within the boundaries of a neighborhood planning area or along an Activity Center or Corridor. Surrounding land uses include undeveloped land to the north; to the south is a manufactured home park and a single-family subdivision; to the east is undeveloped land and the Colorado River; and to the west is undeveloped land and a party/event center. The request is for commercial zoning for non-specified uses.

Connectivity

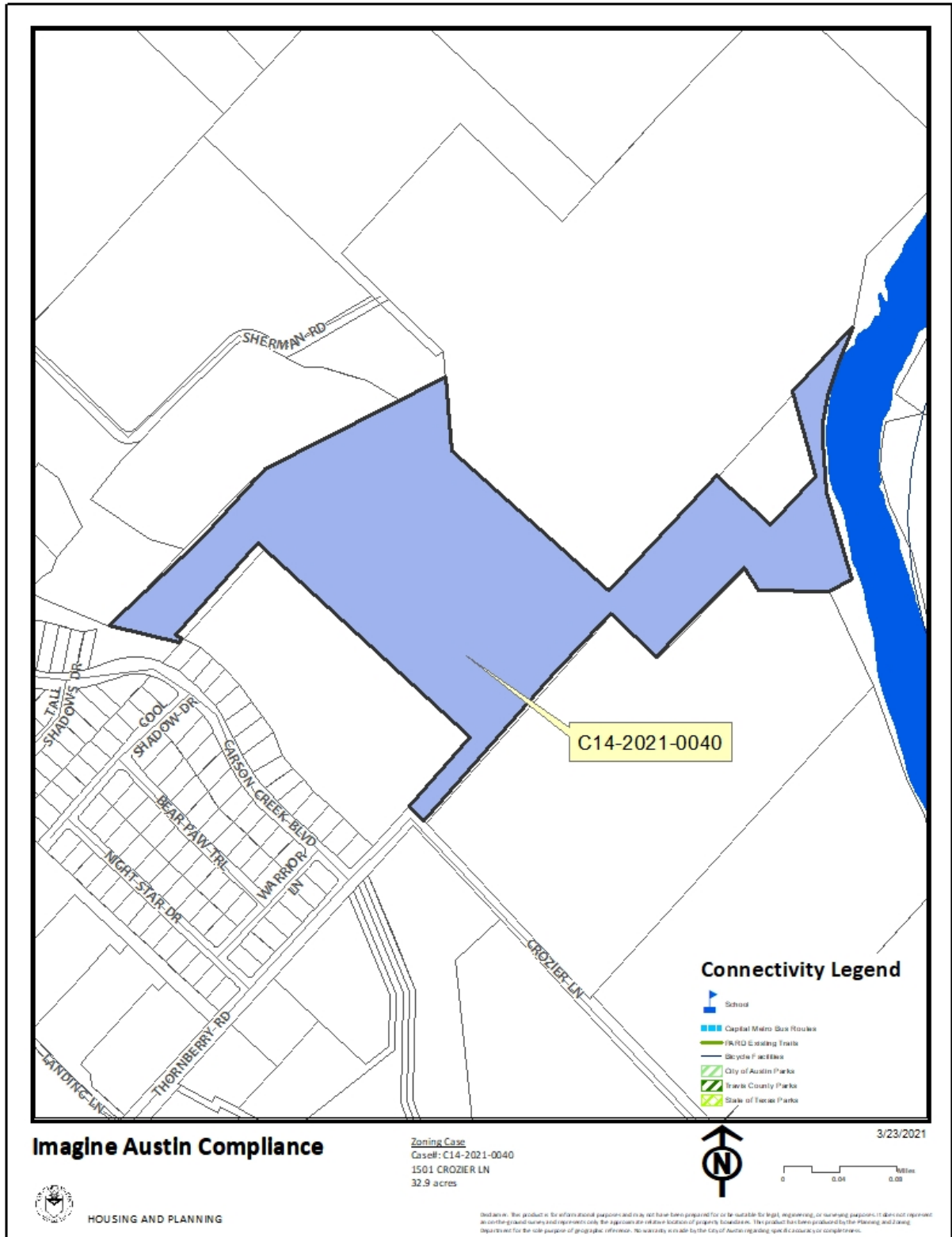
There is a public sidewalk located partially along Thornberry Road but not along Crozier Lane. There are no Cap Metro transit stops located within a half a mile of this property. There is a lack of goods and services (drug store, retail shops, restaurants, grocery stores, civic uses) located within a quarter of a mile of this property. The connectivity and mobility options in this area are below average.

Imagine Austin

The project is not located by an Activity Center or along an Activity Corridor. The following IACP policies are applicable to this project:

- **LUT P3. Promote development in compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based upon the property being located within the Airport Overlay Zone, which encourages commercial but prohibits residential uses; the property not being along an Activity Center or Corridor; but the lack of mobility and connectivity strengths in the area as specified in the policies above, this proposal only partially supports the Imagine Austin Comprehensive Plan.



Drainage

Western portions of the property are located within the City's the fully developed 25-year floodplain and the fully developed 100-year floodplain of Slaughter Creek.

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed & the Colorado River Watershed of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

Within the Colorado River and Carson Creek watersheds, the maximum impervious cover allowed by the CS-CO zoning district is 80%, based on the more restrictive *watershed* regulations.

PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for commercial uses, with the proposed CS-CO zoning, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

The Parks and Recreation Department is actively seeking connections and access to the Colorado River, a major parkland priority for the City and the County. PARD would appreciate the chance to discuss such an opportunity to provide recreation to the community. These options may be discussed with PARD at any point in the development process. Reviewer contact: thomas.rowlinson@austintexas.gov

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is located within Austin-Bergstrom Overlay – Zone 3 (AO-3), also referred to as the Buffer Zone and does not allow for new residential uses to occur. No use will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. *For the site plan*, Airport Hazard Zoning Committee review may be required prior to the Zoning and Platting Commission hearing.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for a minimum of 50 feet of right-of-way for Crozier Lane. It is recommended that 25 feet of right-of-way from the existing centerline should be dedicated for Crozier Ln according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

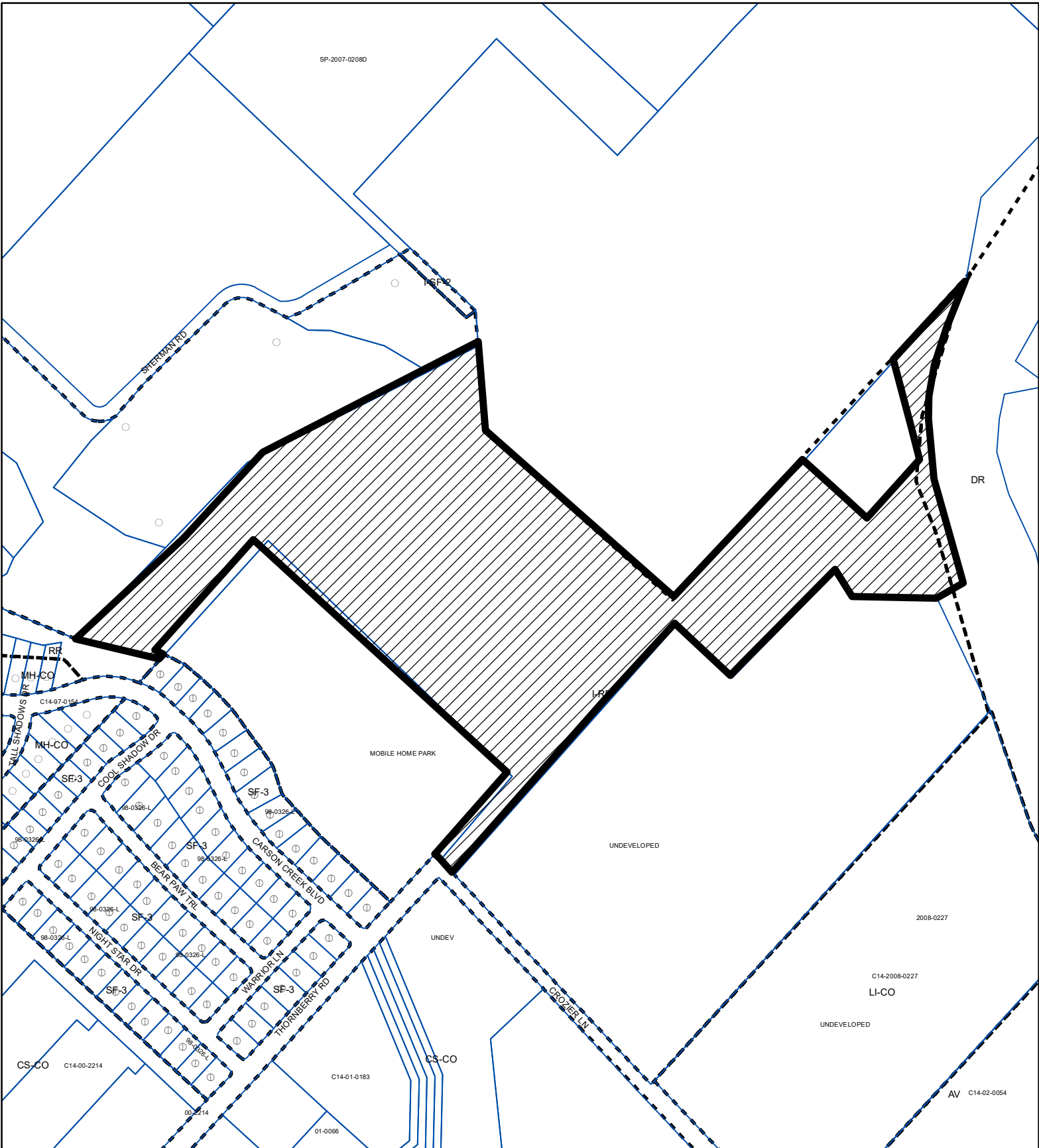
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.




The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND CORRESPONDENCE TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0040

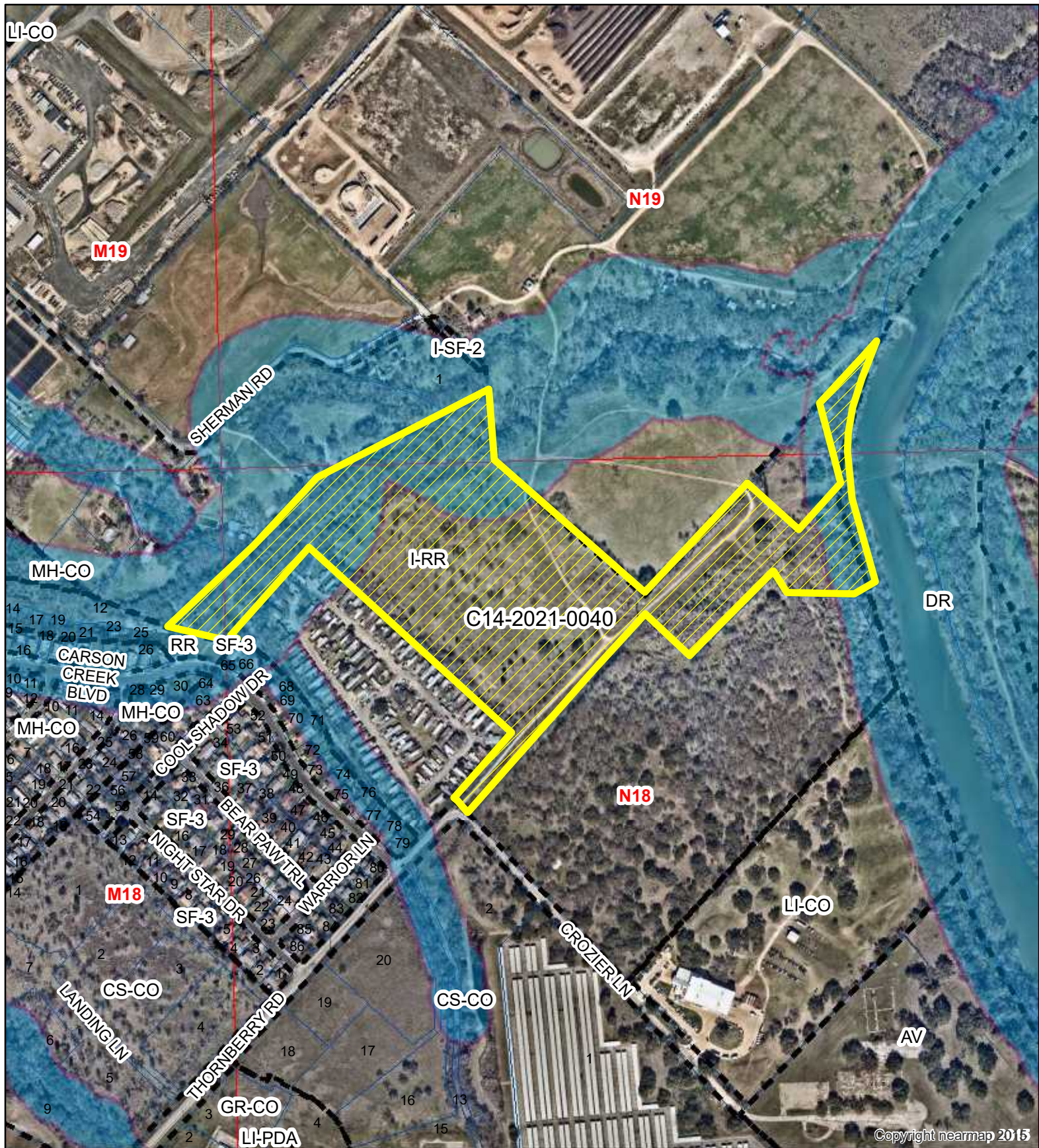
Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/23/2021



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1" = 500'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

Crozier Lane Rezoning

ZONING CASE#: C14-2021-0040
 LOCATION: 1501 Crozier Lane
 SUBJECT AREA: 32.91 Acres
 GRID: N18
 MANAGER: Wendy Rhoades

Exhibit A - 1



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14-2021-0040

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 17, 2021, Zoning and Platting Commission

JOHN CORB
Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application (OPTIONAL)

[Signature]
Signature

AUG 6 '21
Date

Daytime Telephone: 512 385 1569

Comments: SEE NOTE

If you use this form to comment, it may be returned to:

City of Austin, Housing and Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

City of Austin

AUG 10 2021

NHCD / AHFC

If there were a place, and it seems fewer and fewer these days, that no one really takes much interest in, how would it be described and what would it become if entirely left alone. It seems there is always some interjecting determination, a commercial instinct, an iconic scene, a practical use of some sort, that disables its' innocence. Does a thing always have to conform to what it will do for me, always some movement towards propagation or greater effulgence, never really satisfactory, in and of itself?

This particular bend in Carson Creek isn't really unusual in any way but it's situation kind of makes it an out-of-the-way spot. Butted up against the lower end of my property and cut off by the creek itself, but it is useful only for the birds and crawdads, the coons, and an occasional deer and fawn. And there is really no reason to suppose that it is exceptional. But, boy, how it changes, left like it is, and being able to observe it over a long period of time (since 1978) the vitality of its rearrangement makes for a genuine interest.

Does nature abhor a vacuum, or does mankind's divination over its real-estate value short circuit the natural and its ways and means? So....all this to say that now they want to buy it up. The developer says, "let me buy your land, I will build you a brand new house, at a great price, just give me access to cross the creek and join my new golf course to the "Hope" project. I will place a bridge across here." Mans invasive policy knows no end and natures inspiration only a bridge to his own desires.

We may tell him, simply, "No".

A handwritten signature in blue ink, appearing to be 'JCM'.

City of Austin
AUG 10 2021
NHCD / AHFC

From:
To: [Rhoades, Wendy](#)
Subject: RE: C14-2021-0040- 1501 Crozier Lane
Date: Wednesday, September 1, 2021 4:57:09 PM

*** External Email - Exercise Caution ***

Hi Wendy,

We would like to request the additional following prohibited uses associated with this zoning application:

Outdoor Entertainment
Outdoor Sports and Recreation

Thank you!

Amanda C Brown

Kimley-Horn | 10814 Jollyville Road, Avallan IV, Suite 200, Austin, Texas 78759

Direct: 737-471-0333 | Mobile: 214-695-9219 | Main: 512-418-1771

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Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

From: Brown, Amanda
Sent: Friday, August 20, 2021 11:30 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: C14-2021-0040- 1501 Crozier Lane

Hi Wendy,

We would like to request additional prohibited uses associated with our zoning case. We would like CS-CO as originally submitted, plus the additional prohibited uses below:

Bed and breakfast types 1 and 2.
Private primary educational facility
Private secondary educational facility
Public primary educational facility
Public secondary educational facility
Day care services, commercial, general and limited.
Plant nursery (This was conditional in the previous proposal)
Urban farm
Short term rental
Vehicle storage

Thank you and let me know if you need any additional information.

Amanda C Brown

Kimley-Horn | | 10814 Jollyville Road, Avallon IV, Suite 200, Austin, Texas 78759

Direct: 737-471-0333 | Mobile: 214-695-9219 | Main: 512-418-1771

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